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M.B. 198/16

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

# TRACT 19958-4

BEING A SUBDIVISION OF PORTIONS BLOCKS 35, AND 69 AS SHOWN ON MAP OF ALESSANDRO TRACT ON FILE IN MAP BOOK 6 AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. LOCATED IN SECTIONS 20 AND 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M. MAY 1988

**J. F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

### RECORDER'S STATEMENT

Filed this 15<sup>th</sup> day of FEBRUARY 1989,  
at 11:00 A.M. in Book 198 of Maps at  
Pages 16-20 at the request of the \_\_\_\_\_  
City Clerk \_\_\_\_\_  
No. 47603  
Fee: \$14.00  
WILLIAM E. CONERLY, County Recorder  
By: Santa Kagan, Deputy  
Subdivision Guarantee: Orange Coast Title Company

### OWNERS STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate for public use for street and public utility purposes, Lots "A" through "H" inclusive. Further, we the undersigned owners and our successors and assigns in interest hereby release and relinquish to the City of Riverside, a municipal corporation, all vehicular access rights appurtenant to Lots 1 through 5 inclusive, on, over and across Cole Avenue adjoining said Lots, and all vehicular access rights appurtenant to Lots 6, 7, 42 through 56 inclusive, on, over and across Van Buren Boulevard adjoining said Lots, all as shown on the annexed map. We further dedicate for the construction and maintenance of landscaping, slopes and blockwalls, the easements designated as "LANDSCAPE, SLOPE AND BLOCKWALL EASEMENT". We further dedicate for the construction and maintenance of electrical/energy distribution facilities, the easements designated as "6' F.U.E.", "5' F.U.E.", "5' X 30' F.U.E." and "5' X 40' F.U.E."

**OCA II ASSOCIATES, L.P.**, a California Limited Partnership  
By: **WOODCREST DEVELOPMENT OF RIVERSIDE, INC.**,  
a California corporation, Managing Partner.

Jeffrey R. Moore  
[Signature]  
**ORANGE COAST TITLE COMPANY**, a California corporation as  
Trustee under Deeds of Trust rec. December 2, 1988 as Inst.  
No.'s 354145 and 354146, O.R., Riv. Co., Ca.

Bud Whitman - Vice President

### WATER FACILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated 1/19/89  
[Signature]  
DAVID W. HANSEN R.C.E. 17984, Chief Engineer

### SIGNATURE OMISSION

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded April 29, 1963 as Instrument No. 42998, in Book 3380, page 88, Official Records of Riverside County, California.

An easement of undisclosed width for slope, drainage and public utilities in favor of the City of Riverside, successor in interest to the County of Riverside by Deed recorded May 29, 1970 as Instrument No. 50422, Official Records of Riverside County, California, said easement is adjacent to Van Buren Boulevard, 110.00 feet wide. The exact location cannot be located by the record data.

An easement of undisclosed width for slope and drainage facilities in favor of The City of Riverside, successor in interest to the County of Riverside by Deed Recorded October 29, 1968, as Instrument No. 103878, Official Records of Riverside County, California, said easement is adjacent to Wood Road, 60.00 feet wide. The exact location cannot be located by the record data.

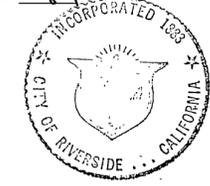
A Declaration of Dedication for public road purposes by Deed recorded July 2, 1985, as Instrument No. 145287, Official Records of Riverside County, California.

- (A) Indicates an easement for waterline and irrigation line facilities in favor of Western Municipal Water District by Deed Recorded 6/4/87, as Instrument No. 197817, Official Records of Riverside County, California.
- (B) Indicates an easement for sewer facilities in favor of the City of Riverside by Deed Recorded 7/10/87, as Instrument No. 197428, Official Records of Riverside County, California.
- (C) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed Recorded 7/10/87, as Instrument No. 197428, Official Records of Riverside County, California.
- (D) Indicates grant of easement for road purposes in favor of the City of Riverside by Deed rec. July 10, 1987 as Inst. No. 198039, O.R., Riv. Co., Calif.
- (E) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed rec. July 10, 1987 as Inst. No. 197891, O.R., Riv. Co., Calif.

### CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Five sheets be, and the same is hereby accepted as the final map of Tract 19958-4 and the streets and easements are hereby accepted as public streets and easements, except Lot "H" which is hereby accepted as a "1" Barrier Strip to deny access from adjoining private property to Lot "B", and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 7<sup>th</sup> day of February, 1989.



ALICE A. HARE  
City Clerk of the City of Riverside,  
California

By Alice A. Hare

### SOIL REPORT

A preliminary soil report was prepared on Sept. 28, 1984, as required by the Health and Safety Code of California, Section 17953 by ARAGON GEOTECHNICAL CONSULTANTS, INC.

### UTILITIES CERTIFICATE

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all parcels as shown on this map; and that all Public Utility Easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

**BILL D. CARNAHAN**  
Director of Public Utilities

Dated: JAN 30, 1989 By: Pieter P. Westfeld

### CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 19958 which was approved by the Riverside City Planning Commission on Feb. 6, 1986 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

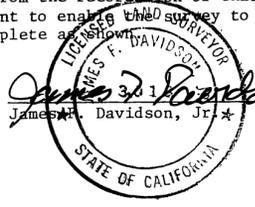
Dated Jan. 31, 1989  
**BARRY BECK R.C.E. 20900**  
City Engineer

By Barry Beck

### SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of Five (5) sheets correctly represents a survey made under my supervision during June, 1984 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete.

Dated 12-17-86  
[Signature]  
James F. Davidson, Jr. L.S. 3018



### TAX COLLECTOR STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes. This Certification excludes Any Supplemental Tax Assessment Not Yet Extended.

Dated January 17, 1989  
**R. WAYNE WATTS**  
County Tax Collector

By Wendy Lopez

### TAX BOND STATEMENT

I hereby state that a bond in the sum of \$ \_\_\_\_\_ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated \_\_\_\_\_  
**GERALD A. MALONEY**  
Clerk of the Board of Supervisors

By \_\_\_\_\_  
Deputy

### CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated 1-25-89  
**BARBARA J. STECKEL**  
City Treasurer

By [Signature]  
NO. 8810642

M.B. 198/16

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MAY 1988

J. F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
SS  
COUNTY OF RIVERSIDE)

On this 5<sup>th</sup> day of January, 1989, before me, Diane Gray Jacobs, a Notary Public in and for said State, personally appeared JEFFREY R. MOORE (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and FRED E. WUBBENA, JR. (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE PRESIDENT, Secretary, of WOODCREST DEVELOPMENT OF RIVERSIDE, INC., a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be the managing partner of OCA II ASSOCIATES, L.P. the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires 1-6-89

Witness my hand and official seal

Diane Gray Jacobs  
Notary Public in and for said State



### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ ) SS

On this 25<sup>th</sup> day of January, 1989, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared Bud Whitener (personally known to me) (proved to me on the basis of satisfactory evidence) to be the vice President, and \_\_\_\_\_ (personally known to me) (proved to me on the basis of satisfactory evidence) to be the \_\_\_\_\_ Secretary of ORANGE COAST TITLE COMPANY, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 9/24/90

Witness my hand and official seal.

Madeline Dwyer  
Notary Public in and for said State

M.B.198/17

M.B.198/17

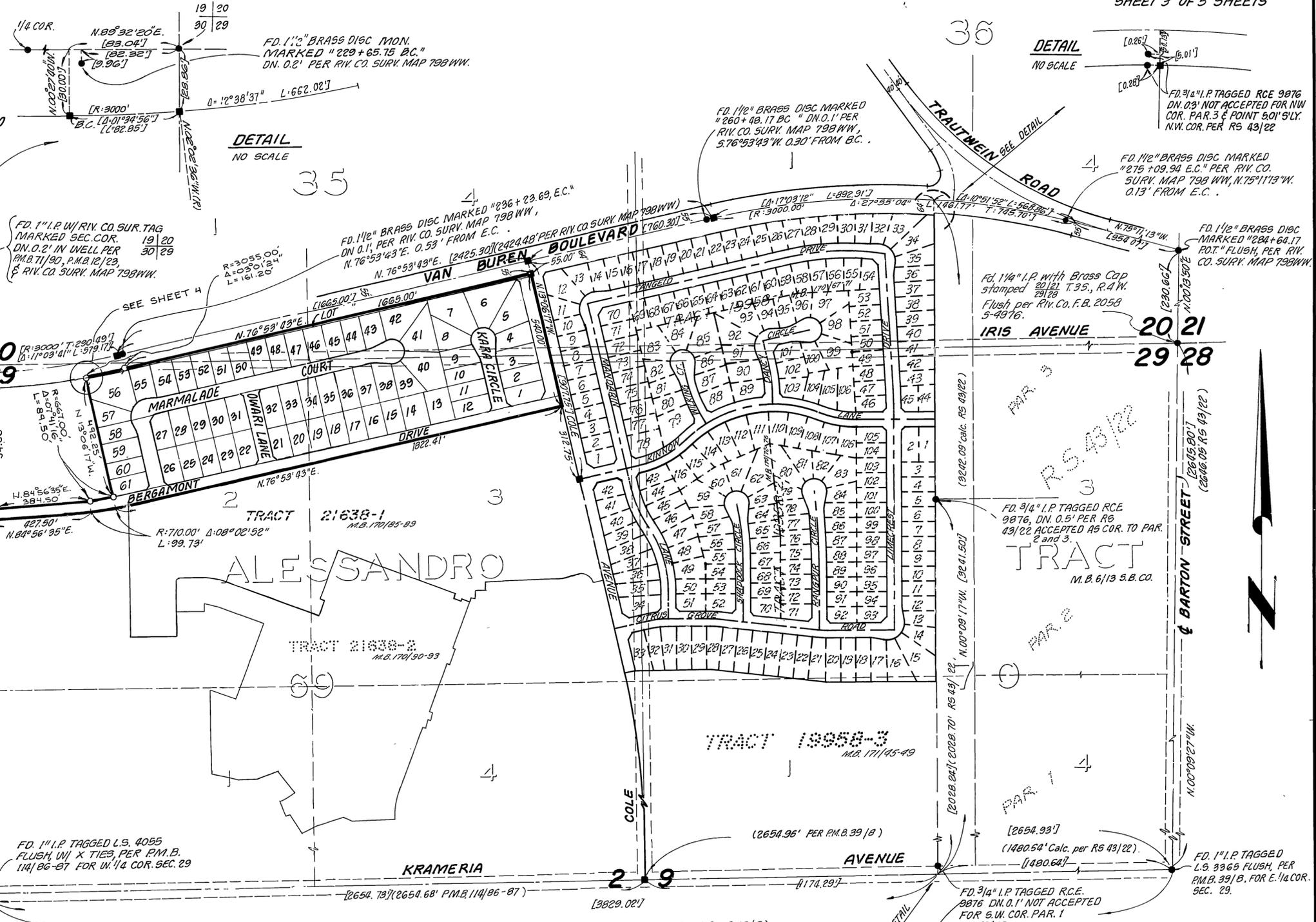
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M.B.198/18

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

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MAY 1988

SCALE 1"=300'  
J. F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA



### SURVEYOR'S NOTES

Bearings are based upon the East-West Center Section line of Section 29, T.3S., R.4W., S.B.M. as being N.88°53'45"E. as shown by Parcel Map 17749 on file in Book 114 of Parcel Maps at Pages 86 and 87 thereof, Records of Riv. Co., Calif.

- Indicates Found Monuments as noted and per Tr. 19958-3 M.B. 171/45-49.
- Indicates Fd. 1" I.P. with plastic plug stamped L.S. 3018, Flush unless otherwise noted per Tr. 19958-1 M.B. 170/67-71 and Tr. 19958-2 M.B. 170/72-76.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush, unless otherwise noted.
- Indicates Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.
- Indicates Set Nail and L.S. 3018 Tag in top of curb at the prolongation of side lot lines.
- (~) Indicates Record Data as noted and per Tr. 19958-3 M.B. 171/45-49.
- [~] Indicates Measured Data and Record Data per Tr. 19958-1 M.B. 170/67-71.
- (~) Indicates Measured Data and Record Data per Tr. 21638-1 M.B. 170/85-89.
- |||| Indicates Vehicular Access Rights Waived.

This Tract contains 23.177 Acres.

M.B.198/18

P.M. 17749  
P.M. 114/86-87

T.3S., R.4W., S.B.M.

P.M. NO. 8703  
P.M. 39/8

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MAY 1989 SCALE: 1"=60'  
**J. F. DAVIDSON ASSOCIATES, INC.**  
RIVERSIDE, CALIFORNIA

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Set 1" I.P. with plastic plug stamped L.S. 3018, Flush at all rear lot corners and angle points in side lot lines, unless otherwise noted.

Fd. 1 1/2" Brass Disc marked "236+2369, E.C.", Dia. 0.1" per Riv. Co. Surv. Map 798 W/W, N. 76°53'43"E. 0.53' from E.C.

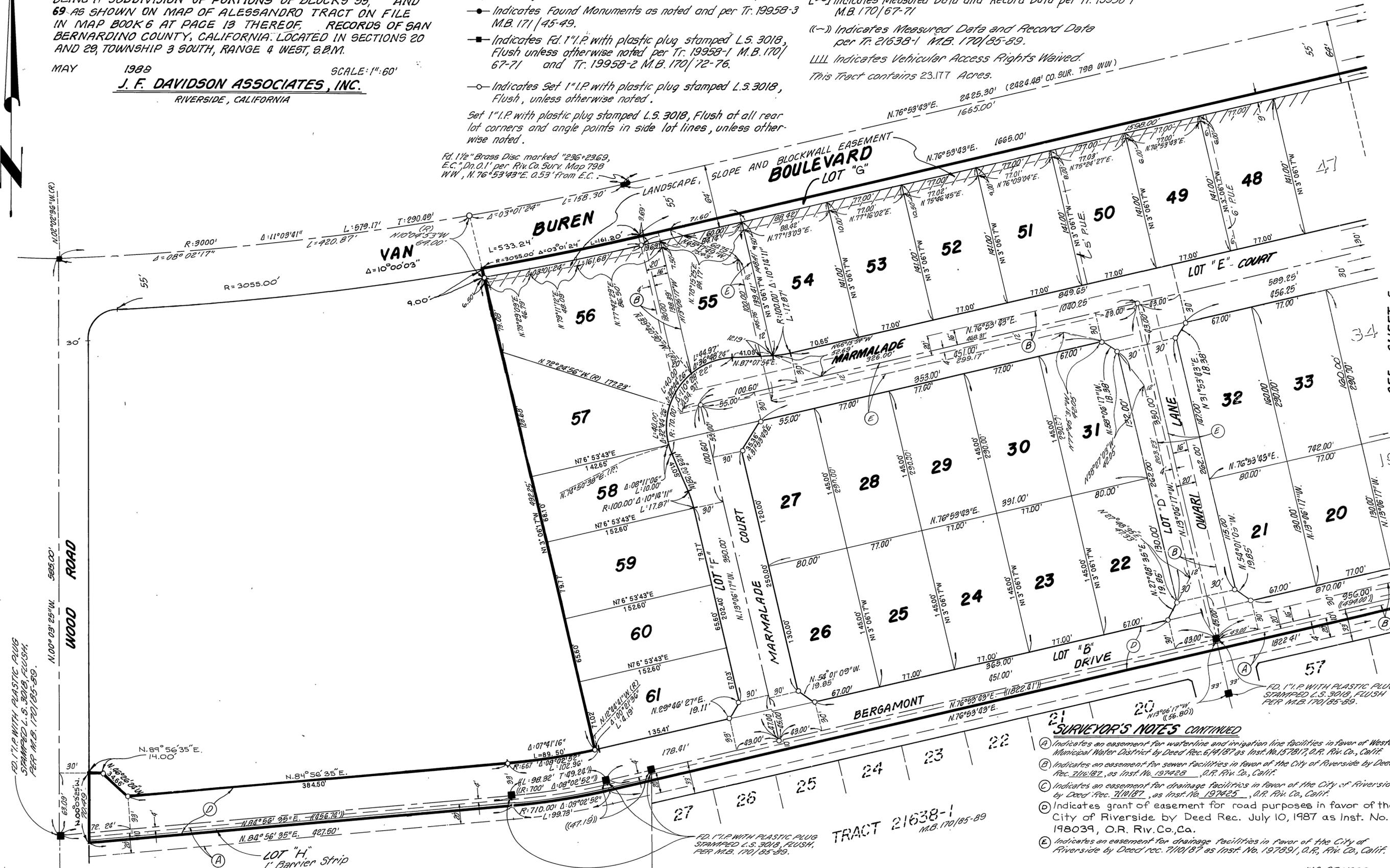
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(- -) Indicates Measured Data and Record Data per Tr. 21638-1 M.B. 170/85-89.

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This Tract contains 23.177 Acres.



### SURVEYOR'S NOTES CONTINUED

- (A) Indicates an easement for waterline and irrigation line facilities in favor of Western Municipal Water District by Deed Rec. 6/4/87 as Inst. No. 157817, O.R. Riv. Co., Calif.
- (B) Indicates an easement for sewer facilities in favor of the City of Riverside by Deed Rec. 2/16/82, as Inst. No. 197428, O.R. Riv. Co., Calif.
- (C) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed Rec. 7/10/87, as Inst. No. 197425, O.R. Riv. Co., Calif.
- (D) Indicates grant of easement for road purposes in favor of the City of Riverside by Deed Rec. July 10, 1987 as Inst. No. 198039, O.R. Riv. Co., Calif.
- (E) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed rec. 7/10/87 as Inst. No. 197891, O.R. Riv. Co., Calif.

TRACT 21638-1  
M.B. 170/85-89

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MAY 1988 SCALE 1"=60'  
J. F. DAVIDSON ASSOCIATES, INC.  
RIVERSIDE, CALIFORNIA

### SURVEYOR'S NOTES Continued

- (A) Indicates an easement for waterline and irrigation line facilities in favor of Western Municipal Water District by Deed Rec. 6/4/87 as Inst. No. 127817, O.R. Riv. Co., Calif.
- (B) Indicates an easement for sewer facilities in favor of the City of Riverside by Deed Rec. 7/10/87, as Inst. No. 127823, O.R. Riv. Co., Calif.
- (C) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed Rec. 7/22/87, as Inst. No. 127825, O.R. Riv. Co., Calif.
- (D) Indicates grant of easement for road purposes in favor of the City of Riverside by Deed Rec. 7/10/87 as Inst. No. 127803, O.R., Riv. Co., Calif.

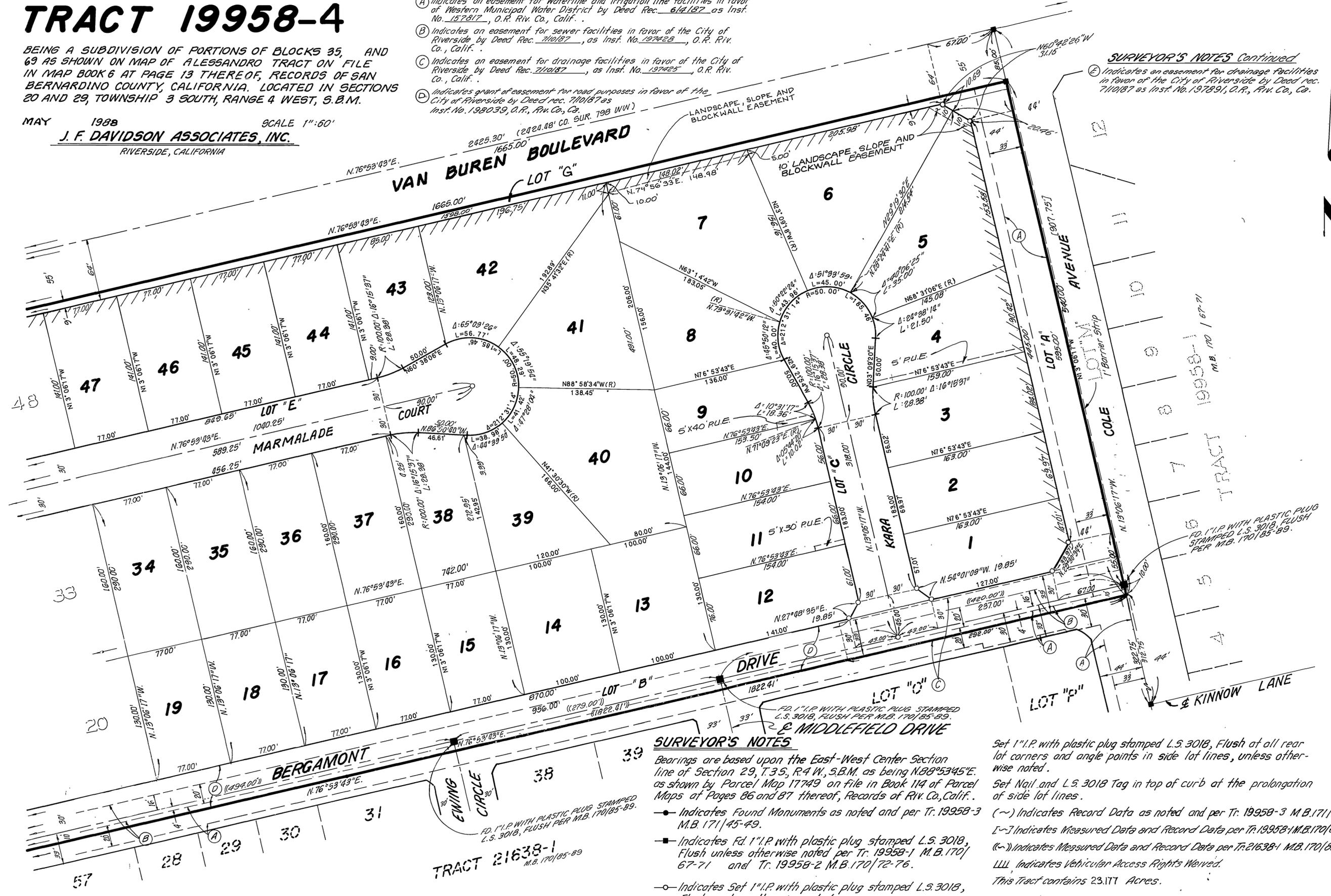
### SURVEYOR'S NOTES Continued

- (E) Indicates an easement for drainage facilities in favor of the City of Riverside by Deed Rec. 7/10/87 as Inst. No. 127891, O.R., Riv. Co., Calif.

SEE SHEET 4

M.B.198/20

M.B.198/20



### SURVEYOR'S NOTES

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